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**MARKNET ALLIANCE**  
THE AUCTION MARKETING NETWORK



# ABSOLUTE VACANT LAND AUCTION

## 21.898 ACRES IN TUSCARAWAS COUNTY

**THURSDAY, JULY 25, 2013 • 6:00 PM**

**HARDY RIDGE ROAD, SUGARCREEK, OHIO**

**GPS COORDINATES: 40.545928, -81.599239**

*From Sugarcreek:* take SR 93 north to Golf Course Road east to Winklepleck Road north to Maurer Road northeast to Hardy Ridge Road north to property.  
*From Dover:* take SR 516 northwest to Winklepleck Road west to Angel Road southwest to Hardy Ridge Road north to property. Watch for Signs!

21.898 ACRES

SUGARCREEK TOWNSHIP

TUSCARAWAS COUNTY

3 PARCELS

WOODED, POND

BUILDING SITES

HUNTING & RECREATION

GAS & OIL RIGHTS WITH NEW LEASE &  
SIGNING BONUS TO NEW BUYER



# ABSOLUTE VACANT LAND AUCTION • 07-25-2013 • 6:00 PM

Very secluded 21+ acres with pond, woods, creek, building sites, and much more. Offered in 3 parcels, this land will provide something for everyone with convenience and a location that is only minutes to Sugarcreek, Dover, or Dundee. Land has maintained its appeal in any investment portfolio. Mineral rights will be offered separate and has a new lease with all signing bonuses to transfer to the buyer. Take advantage of this offering as all will be sold absolute to the highest bidder.

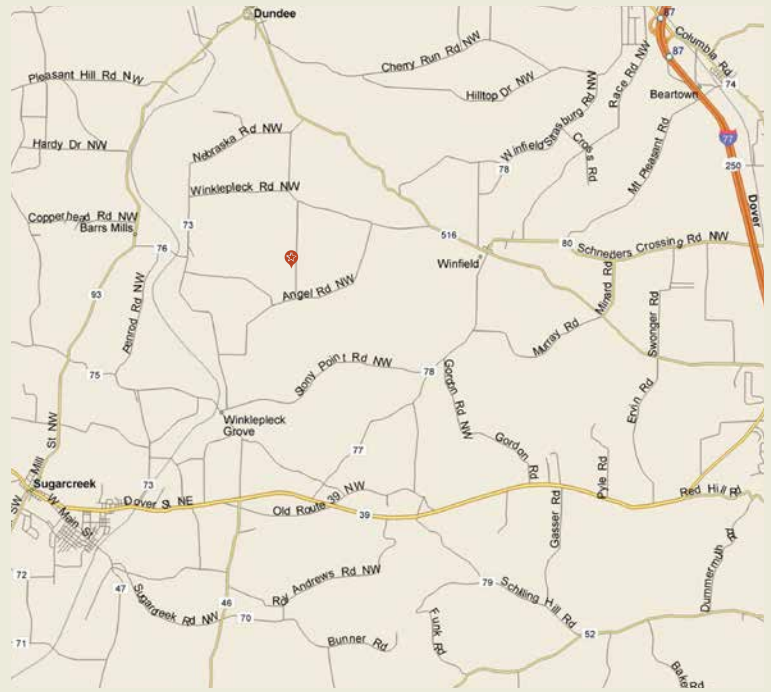
**PARCELS 1 & 2:** 5.001 acres each with 315' frontage. Nice building sites.

**PARCEL 3:** 11.8 acres with 50' frontage. This parcel includes the pond and offers good hunting and recreation.

**PARCEL 4:** 21.898 Acres of gas/oil rights.

**TERMS:** 5% Buyer's Premium. 10% nonrefundable down payment day of sale with the balance due at time of closing. No Contingencies. Any required inspections, title work and due diligence must be completed prior to bidding. All information gathered from sources deemed accurate but is not guaranteed nor warranted to be true. Subject to all matters of record and Buyer is responsible to conduct its own due diligence prior to auction. Buyer must independently investigate and confirm any information or assumptions on which any bid is based. Property will be offered in parcels & combinations. Lease, title work, and photos available at [www.kaufman-auctions.com](http://www.kaufman-auctions.com)

**LEGAL:** Parcel #56-00736-000 located in Sugarcreek Township of Tuscarawas County and the Garaway Local School District. Taxes per half year are \$447.58.



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